LOT 189
IN OR 2155/1105
TIMBER CREEK PLANTATION #1

LUKASIK DAWN MARIE
76037 DEERWOOD DR
YULEE, FL 32097

2025

11-2N-26-2050-0189-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

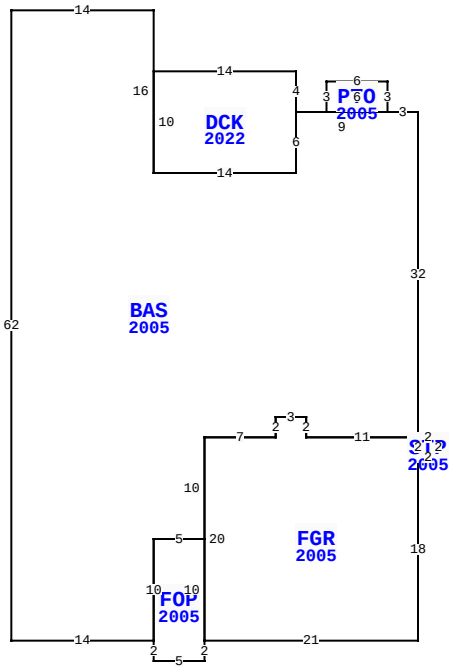
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	2005	1,660	161,948
DCK	140	10	2022	14	1,366
FGR	426	55	2005	234	22,829
FOP	60	30	2005	18	1,756
PTO	18	5	2005	1	98
STP	4	10	2005	0	0
TOTALS	2,308			1,927	187,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	107.8000	107.80	207,731	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1660 HX Base Yr 2018



76037 DEERWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		187,997
TOTAL MARKET OB/XF VALUE		3,798
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		246,795
SOH/AGL Deduction		116,330
ASSESSED VALUE		130,465
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,743
TOTAL JUST VALUE		246,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229600	REPAIR/RRF	14,904	10/01/2022
E15656	ELEC OTHER	1,500	09/01/2005
M10241	MECH OTHER	0	08/01/2005
P09673	OTHER	0	07/01/2005
P09703	OTHER	0	07/01/2005
R0507794	REPAIR/RRF	2,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1105	10/31/2017	WD	Q	I	01	185,000
GRANTOR: HOPE RICHARD B & CARO						
GRANTEE: LUKASIK DAWN MARIE						
1825/1309	9/10/2012	WD	Q	I	02	112,000
GRANTOR: BROWNING MARY L & MIC						
GRANTEE: HOPE RICHARD B & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 PTO=[YR=2005] N3 W6 S3 E6 $ W9 DCK=[YR=2022] N4 W14 S10 E14 N6$ S6 W14 N16 W14 S62 E14 FOP=[YR=2005] S2 E5 N2 FGR=[YR=2005] E21 N18 STP=[YR=2005] E2 N2 W2 S2$ N2 W11 N2 W3 S2 W7 S20$ N10 W5 S10$ N10 E5 N10 E7 N2 E3 S2 E11 N32$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2005	2005	3	84	3,215	
2	1076	TRELLIS A	0	100	16	6	96.00	SF	7.50	7.50	100	2017	2017	3	81	583	

LAND DESCRIPTION

TOTAL OB/XF 3,798

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS